

Scarborough Unit 17, Brunswick Shopping Centre



Location

Trading from two levels and with a 350 space multi-storey car park, Brunswick Shopping Centre is Scarborough's only fully enclosed scheme and provides approximately 12,499 sq m of prime retail space.

The shopping centre which is situated on Westborough, Scarborough's prime pitch and main pedestrian thoroughfare, is anchored by **Debenhams** and **Next**.

Retailers within the scheme include **Argos**, **Topshop**, **Topman**, **Dorothy Perkins**, **JD Sports**, **Clintons**, **New Look**, **Bon Marche** and **Holland & Barrett**.

Accommodation

The unit is arranged on the ground floor of the scheme and provides the following approximate area:

Ground Floor (Sales) 57.3 sq m (617 sq ft)

Lease

The unit is available by way of a new 10 year Full Repairing and Insuring lease subject to a rent review at year 5.

Rent

£32,500 per annum exclusive.

PRUPIM

- **Prime Retail Unit To Let – 617 sq ft (57.3 sq m).**
- **Scarborough is the 5th most visited resort in the UK.**
- **Current spend is estimated to be in excess of £300 million per annum.**
- **Subject to Vacant Possession**
- **Average weekly footfall figures of 125,000 (6.5 million per annum).**

Rates

The Local Rating Authority has verbally advised us that the premises are currently assessed as follows:

Rateable value: £28,500.00
Rates payable (2012/13): £13,053.00

We would recommend that interested parties make their own enquiries to the Local Rating Authority to verify the current rating liability.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

IMPORTANT NOTICE

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2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

SUBJECT TO CONTRACT

Viewing and Further Information

Strictly by prior arrangement only with

Savills
Ground Floor
City Point
29 King Street
Leeds, LS1 2HL
www.savills.co.uk/retail



PRUPIM supports the Code for Leasing
Business Premises in England and Wales
2007, produced by The Joint Working
Group on Commercial Leases.

Contact

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Savills 11/5/2012



50 metres

Energy Performance Certificate

Non-Domestic Building



UNIT 17
Brunswick Shopping Centre
Westborough
SCARBOROUGH
YO11 1UE

Certificate Reference Number:
9333-3062-0829-0802-0125

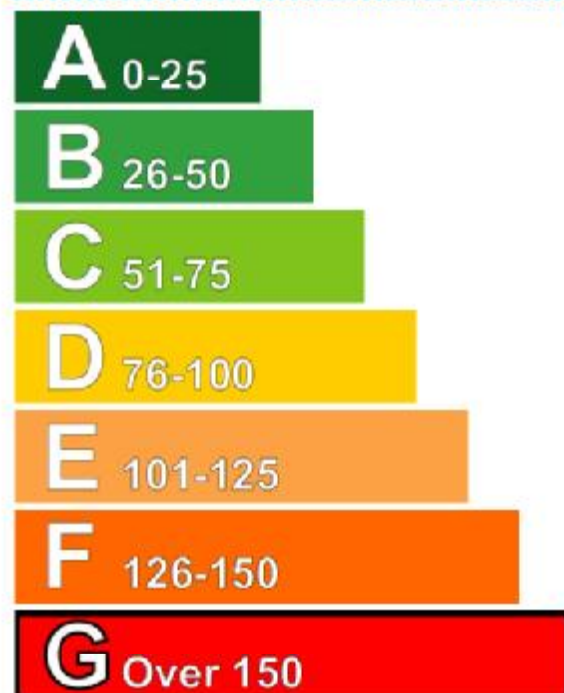
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **178** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	32
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	267.89

Benchmarks

Buildings similar to this one could have ratings as follows:

29	If newly built
77	If typical of the existing stock